RYCON SERVICES LLC • RESIDENTIAL CONSTRUCTION

THE KITCHEN REMODEL PLANNING GUIDE

Plan your scope. Set a realistic budget.
Understand the timeline. Compare bids with confidence.

A practical homeowner guide—from targeted updates to a full kitchen renovation.

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Surrounding South Sound Areas
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Start with the right scope

Before choosing finishes, write down what you want to change, what must stay, and how you need the kitchen to function. A clear scope helps contractors estimate the same project and reduces assumptions.

Separate needs from wants

- **Must-haves:** damaged materials, storage problems, poor workflow, failing fixtures, or safety concerns.
- **High-priority improvements:** better lighting, usable counter space, updated cabinets or appliances, improved layout.
- **Nice-to-haves:** premium finishes, specialty features, or upgrades that could be phased in later.

Choose your project level

LEVEL	POSSIBLE SCOPE	CLARIFY FIRST
Targeted update	Paint, hardware, faucet, lighting, backsplash, or select replacements.	Can cabinets, counters, and layout stay?
Partial remodel	Some cabinets or counters, flooring, appliances, lighting, or plumbing fixtures.	Which trades and removal work are needed?
Full remodel	Multiple finishes, fixtures, cabinets, counters, and possible layout changes.	Are permits, structural, plumbing, or electrical changes involved?

Think about how you use the space

- Who uses the kitchen, and how many people cook at once?
- Where do you need more storage, counter space, outlets, or task lighting?
- Will the household stay in the home during construction?
- Which items are you willing to keep, reuse, or upgrade later?

Tip: the more decisions you make before work begins, the easier it is to price and schedule the project.

Build a budget that can handle reality

Your budget should include more than cabinets and countertops. Cost depends on the kitchen's size and condition, material choices, labor, layout changes, and concealed conditions discovered during demolition.

Budget categories to consider

- **Planning and design:** measurements, design services, engineering if needed.
- **Demolition and disposal:** removal, hauling, protection, and cleanup.
- **Cabinets and surfaces:** cabinetry, hardware, countertops, backsplash, flooring, paint, and trim.
- **Appliances and fixtures:** appliances, sink, faucet, lighting, and ventilation.
- **Trades and installation:** carpentry, plumbing, electrical, and other required labor.
- **Permits and inspections:** if required for your project and jurisdiction.
- **Living through construction:** temporary meal setup, takeout, or other disruption costs.

Plan for the unexpected

Consider reserving roughly 10–20% of your planned budget for unexpected conditions or decisions. Adjust that amount based on the age and condition of the home and how much work is unknown. Ask how allowances, discoveries, and change orders will be handled.

Simple budget worksheet

CATEGORY	ESTIMATE	NOTES / QUESTIONS
Design / planning	$ _____	_____
Cabinets / storage	$ _____	_____
Counters / backsplash	$ _____	_____
Flooring / paint / trim	$ _____	_____
Appliances / fixtures	$ _____	_____
Labor / trades	$ _____	_____
Permits / other	$ _____	_____
Contingency	$ _____	_____

Don't choose a bid by total alone. A lower number may exclude work, use different allowances, or leave more uncertainty for later.

Understand the timeline

A small update may take substantially less time than a full remodel. Changes to the layout, plumbing, electrical, or structural elements can add steps. Ask for a project-specific schedule rather than relying on a generic online timeline.

Stages to discuss with your contractor

Planning and selections

Confirm goals, measurements, scope, materials, budget, and who orders each item.

Permits and ordering

Allow time for approvals where required and for product lead times.

Preparation and demolition

Protect adjacent spaces, remove agreed items, and inspect concealed areas.

Rough work and inspections

Complete required framing, plumbing, electrical, or other work and inspections.

Installation and finishes

Install cabinets, surfaces, fixtures, flooring, paint, and trim in sequence.

Final review and closeout

Create a punch list, confirm completion, and collect product and warranty information.

Questions that protect your schedule

- What needs to be selected or ordered before the start date?
- Which materials have long lead times, and who tracks deliveries?
- How long might the kitchen be unusable?
- How will delays, hidden conditions, and changes be communicated?
- What work depends on inspections or another trade finishing first?

Compare contractor bids fairly

Ask each contractor to price the same scope and identify what is included, excluded, or still undecided. A detailed proposal is easier to compare than a single total.

Bid comparison checklist

- ■ The same work areas, demolition, installation, and finish level are included.
- ■ Materials, brands, product grades, and allowances are clearly described.
- ■ Labor, subcontractors, disposal, protection, and cleanup responsibilities are stated.
- ■ Permit and inspection responsibilities are identified where applicable.
- ■ Exclusions and owner-supplied items are listed.
- ■ Payment schedule and change-order process are explained.
- ■ Expected schedule, work hours, and communication process are discussed.
- ■ Licensing/registration, insurance, references, and relevant experience have been checked.

Questions to ask

- ■ Who is my main point of contact, and who will be on site?
- ■ How are changes to scope or price documented and approved?
- ■ What happens if demolition reveals damage or an unexpected condition?
- ■ What warranty or product documents will I receive at closeout?

A good fit is more than price. Look for clear communication, a defined scope, realistic expectations, and a process you understand before signing.

Common pitfalls—and how to avoid them

Starting before decisions are made

Finalize as many selections as practical before construction; late changes can affect cost and sequence.

Underestimating the full scope

Include labor, disposal, finishing, permits when needed, and temporary household costs.

Comparing different bids

Give each contractor the same scope and clarify exclusions and allowances in writing.

Changing the plan mid-project

Document approvals before extra work proceeds; changes can affect price and timing.

Ignoring what's behind the walls

Keep a contingency and ask how concealed damage or code-related issues will be handled.

Not planning for daily life

Set up a temporary meal area, protect pets and children, and agree on access and cleanup expectations.

Your pre-project checklist

- ■ I can explain my top three priorities.
- ■ I have a target budget and contingency plan.
- ■ I understand what is included and excluded in the scope.
- ■ I have asked about schedule, lead times, permits, and disruption.
- ■ I understand payment, changes, and unexpected conditions.
- ■ I have reviewed the contractor's qualifications and agreement before signing.

Ready to talk through your kitchen project?

Rycon Services LLC works with homeowners on kitchen and bathroom remodels, larger renovations, decks, repairs, and custom homes. If you're considering a kitchen remodel, start with a conversation about your goals, the scope, and practical next steps.

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This guide is for general planning and educational purposes only. Costs, timelines, permits, and project requirements vary. Confirm project-specific requirements with the appropriate contractor, design professional, and local jurisdiction. This guide is not a quote, contract, or guarantee of cost or schedule.